

# MOONLIGHT BASIN

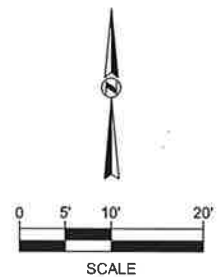
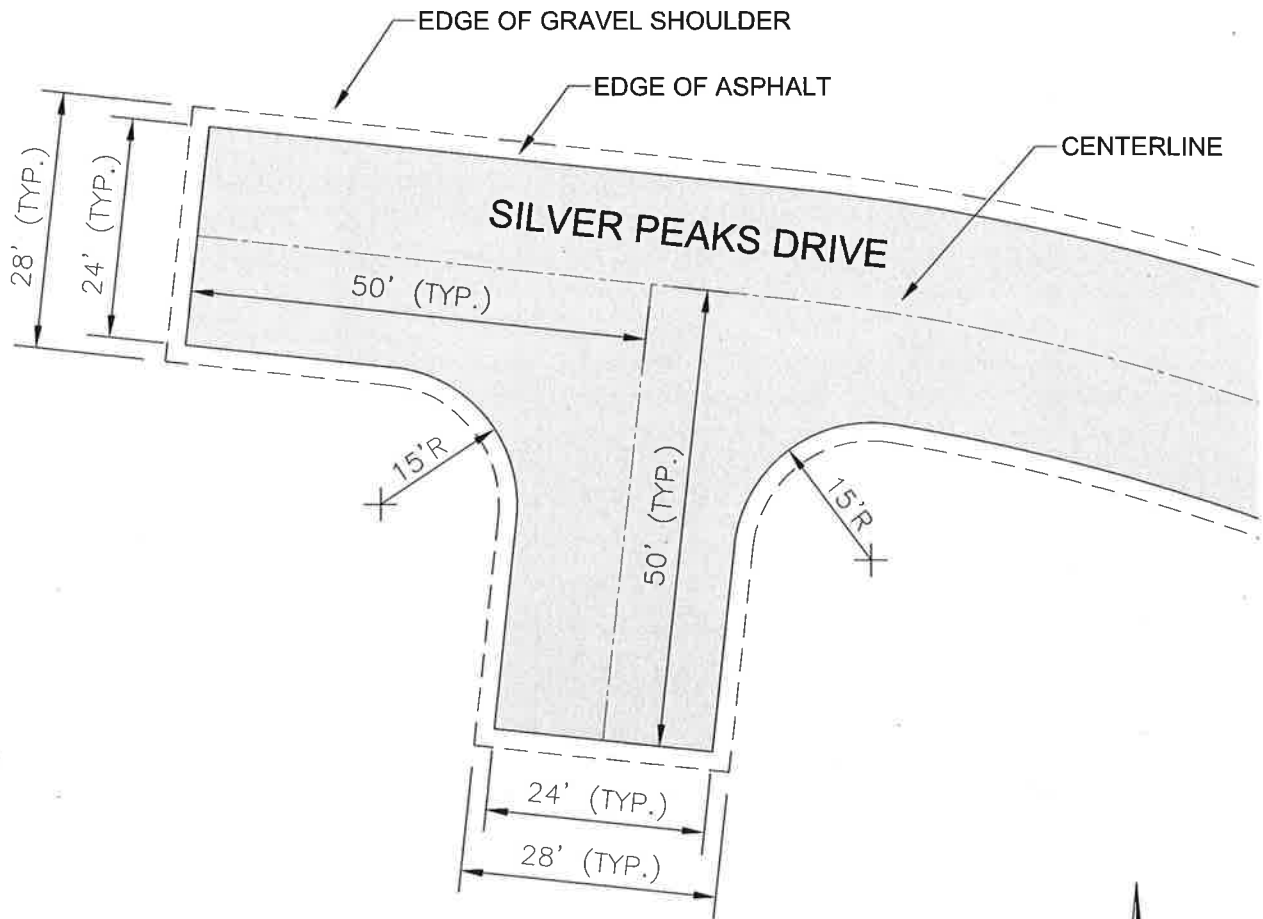
## **SPECIAL REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS**

1. Silvertip Subdivision, PUD will consist of Common Space Lots, in the amount of 3.93 acres. Included in this area are ski runs/trails, wooded areas, open community/park area and recreational trail easement areas. This PUD is accessed by Cowboy Heaven Road, an existing road which connects to the main Mountain Loop Road which flows through our main entrance and traverses to the main Moonlight Lodge. Silvertip contains two roads, Silver Peaks Drive and Alpine Bend Drive.
2. All of the Common Space will be owned and monitored by the Silvertip Owners Association, and governed by strict covenants and bylaws that are similar in nature to all of the current Cowboy Heaven covenants (a copy is included within the Appendices of this application). These covenants dictate the activity, maintenance and management of the common areas and are ultimately governed by the Master Association.
3. For Silvertip Subdivision, Moonlight Basin is planning to have 20 Cabins (totaling approximately 3.22 acres). All common areas shared will be managed by the owner associations and ultimately governed by the Master Association. The Covenants and Bylaws will be in place for the management of the common areas by Final Plat and prior to sales. All roads and utility infrastructure will be installed, managed and maintained by the Developer or Association.
4. All of the units in Silvertip Subdivision will be served by MB MT Moonlight Basin Water & Sewer, LLC. The schedule for installation of power and phone improvements should be completed by the fall of 2014. All road construction, reseeding and signage is scheduled to be completed by fall of 2014 or 2015. The Final Plat will most likely be recorded prior to completion of these improvements, and they will be financially guaranteed by a Subdivision Improvements Agreement.
5. A proposed road design modification of Silver Peaks Drive for a hammerhead turn-around is requested along with this P.U.D. This hammerhead has been designed with the fire truck turning radius in mind. See attached Exhibit for review and approval.

6. How the proposed PUD accomplishes the following:

- a) By utilizing the characteristics of the property and maintaining the Common Area space, Silvertip Subdivision will preserve the natural characteristics of the surrounding land. Additional measures will be taken to assure preservation and minimizing erosion during and after construction.
- b) Silvertip Subdivision includes two new internal roads to be constructed, and relies largely on established roads for access, such as the Cowboy Heaven Road and Mountain Loop Road.
- c) Silvertip Subdivision does not displace any agricultural lands.
- d) There are no historic sites or structures within Silvertip Subdivision.
- e) Moonlight Basin's developments center around recreational activities, such as skiing, hiking and golfing. Silvertip Subdivision is located within the established Cowboy Heaven community and connects via immediate skin in/out ski trail access to ski resort.

# HAMMERHEAD TURNAROUND EXHIBIT



MOONLIGHT BASIN  
MADISON COUNTY, MONTANA

SILVERTIP SUBDIVISION P.U.D.  
HAMMERHEAD TURNAROUND EXHIBIT

DRAWN BY: EWB  
DESIGNED BY: MBP&D  
DATE ISSUED: 4/09/14  
PROJECT NO.: NA  
DRAWING NAME: Hammerhead Exhibit.dwg  
SHEET

1 OF 1



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